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# Silver Spring Library & Art Center

Montgomery County Public Libraries

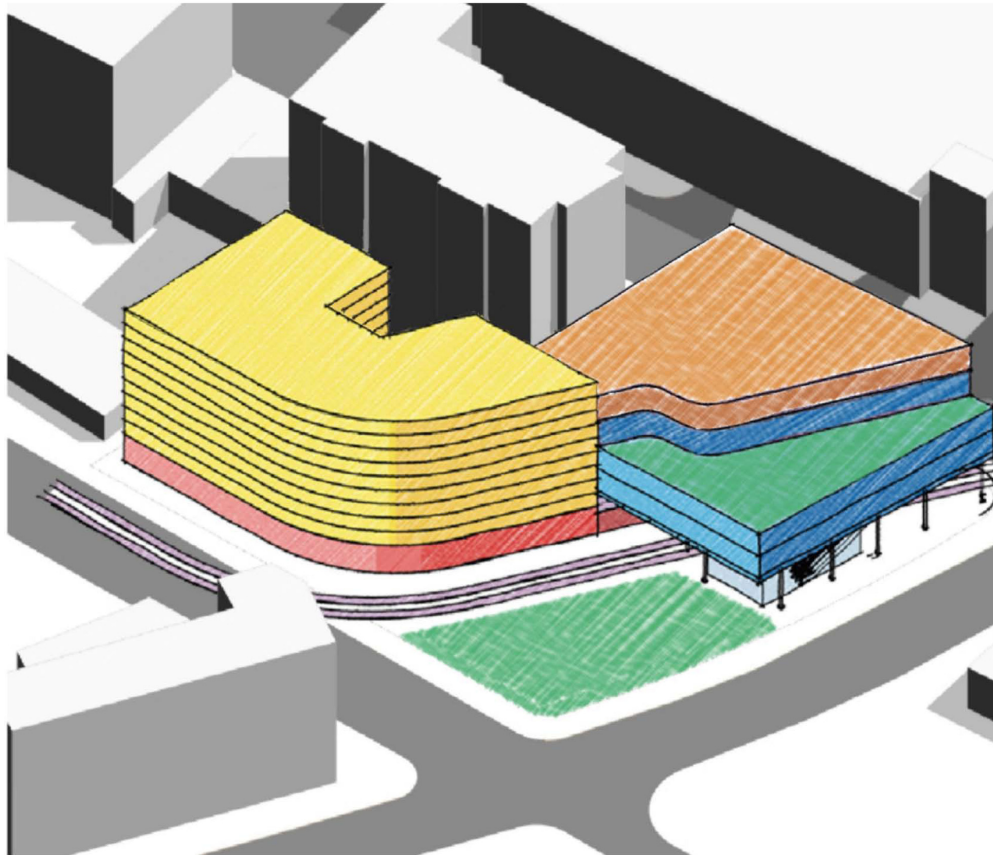


## Residential Development

February 19th, 2009



# Master Plan Massing

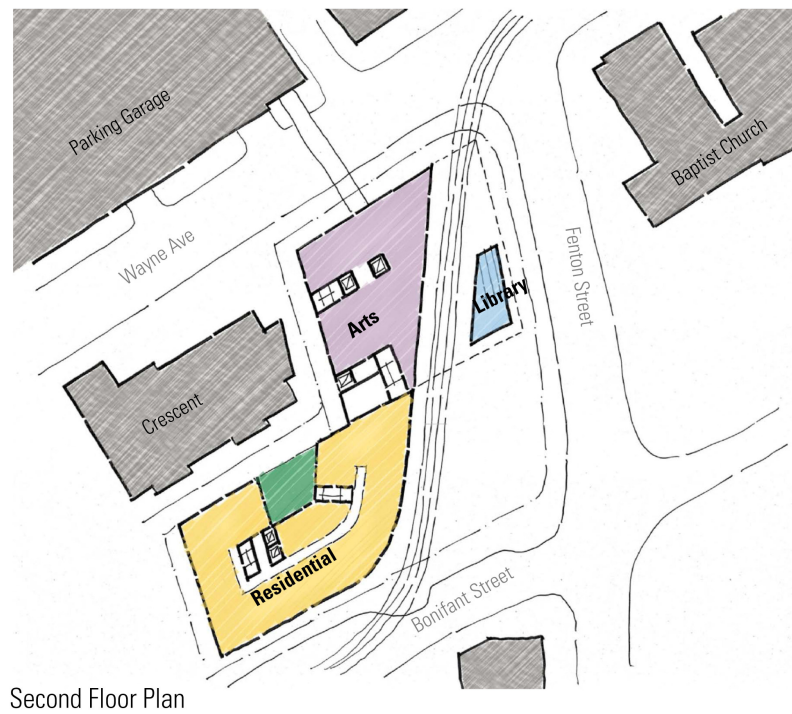


PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	2,000
LIBRARY	3	23,000
LIBRARY	4	23,000
LIBRARY	5	15,000
<b>TOTAL LIBRARY</b>		<b>63,000</b>
ARTS CENTER	1	5,000
ARTS CENTER	2	15,000
<b>TOTAL ARTS CENTER</b>		<b>20,000</b>
RESIDENTIAL	1	2,000
RESIDENTIAL	2	16,000
RESIDENTIAL	3	16,000
RESIDENTIAL	4	16,000
RESIDENTIAL	5	16,000
RESIDENTIAL	6	16,000
RESIDENTIAL	7	16,000
RESIDENTIAL	8	16,000
RESIDENTIAL	9	16,000
RESIDENTIAL	10	16,000
<b>TOTAL RESIDENTIAL</b>	146 UNITS	<b>146,000</b>
RETAIL	1	<b>22,000</b>
COUNTY OFFICE	6	<b>15,000</b>
<b>TOTAL GROSS AREA</b>		<b>266,000</b>
<b>OPEN SPACE</b>		<b>AREA (SF)</b>
GROUND LEVEL PLAZA		8,000
PURPLE LINE AREA		15,000
<b>TOTAL 'OPEN SPACE'</b>		<b>22,000</b>
<b>GREEN ROOF</b>		<b>AREA (SF)</b>
RESIDENTIAL	2	3000
LIBRARY	5	6000

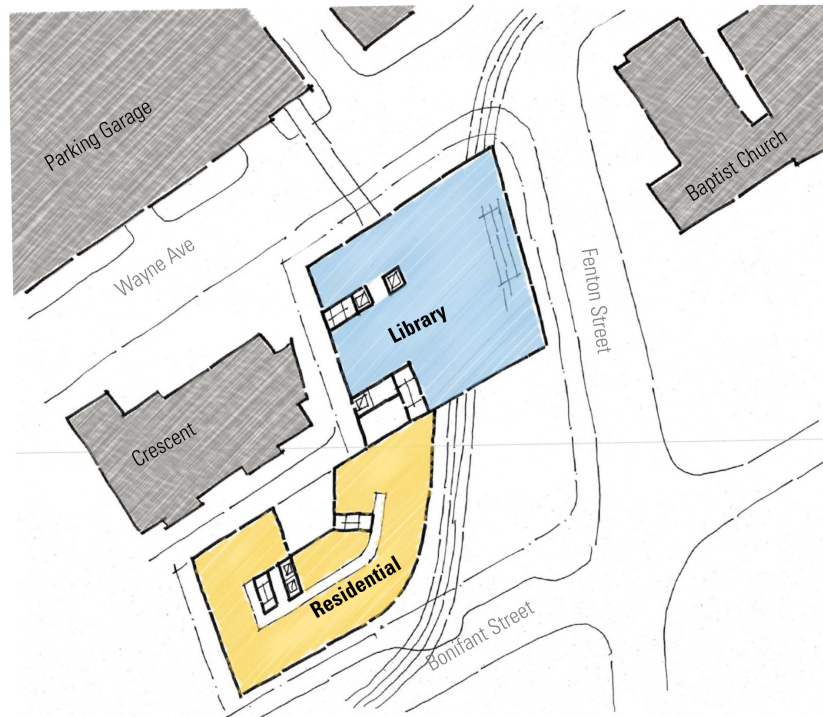
Schematic Design



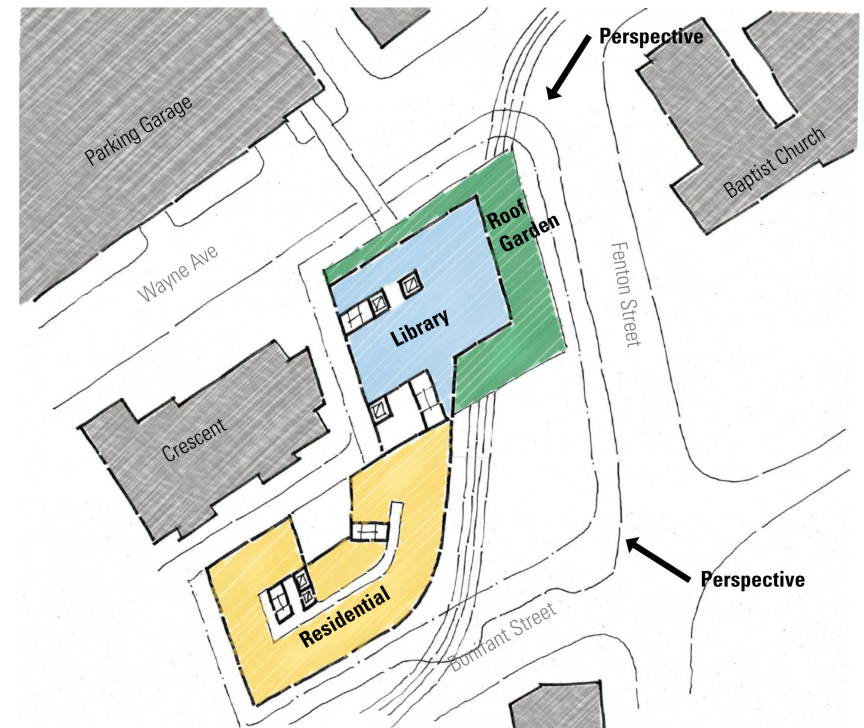
# Master Plan Floor Layouts



# Master Plan Floor Layouts



Third and Fourth Floor Plan

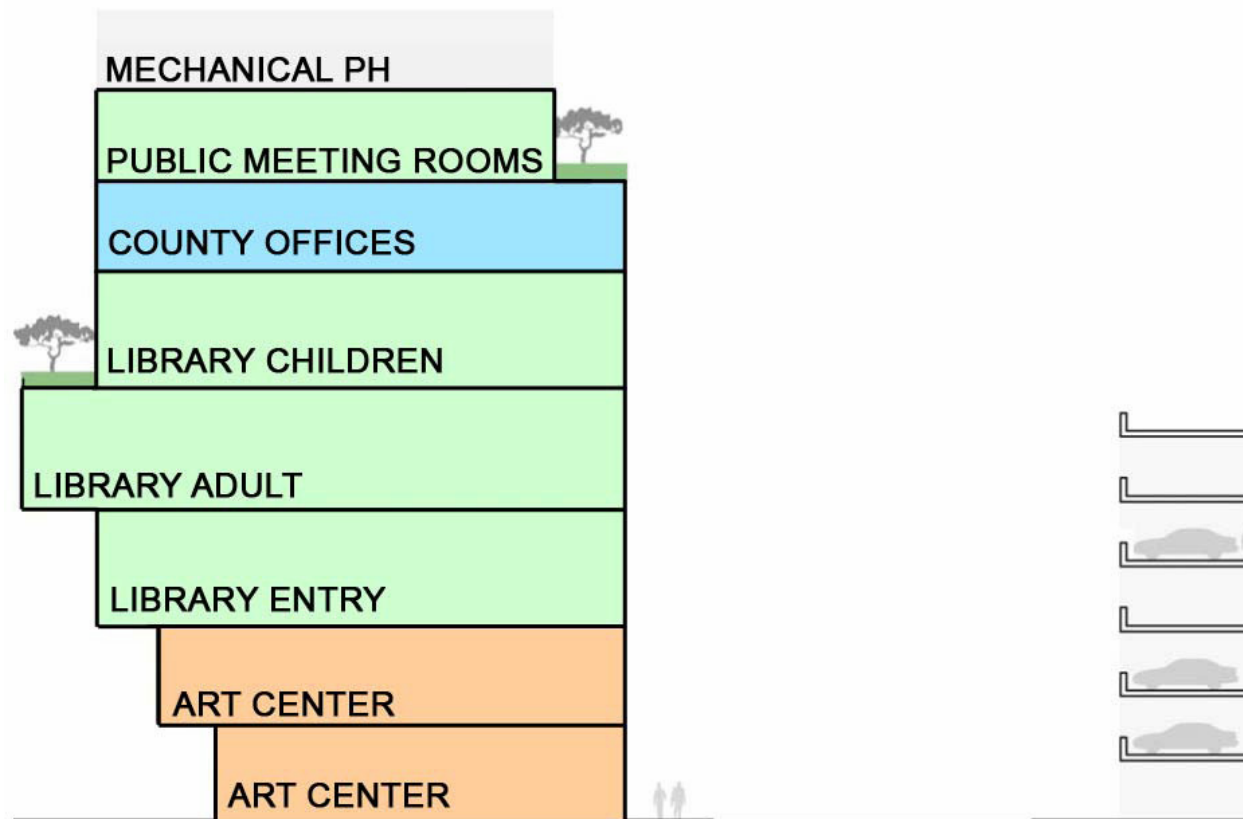


Fifth Floor Plan

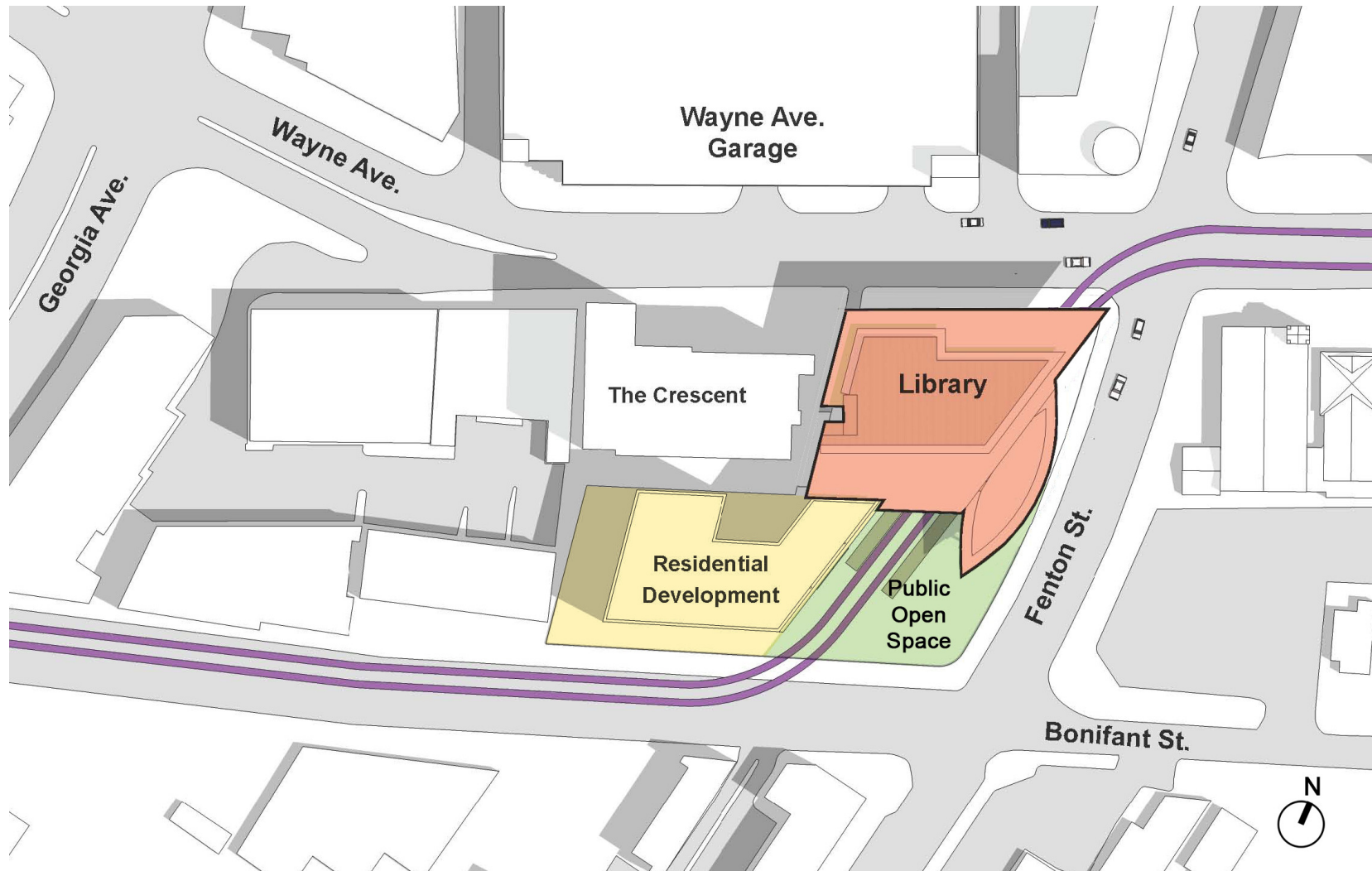


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## Library Building Section



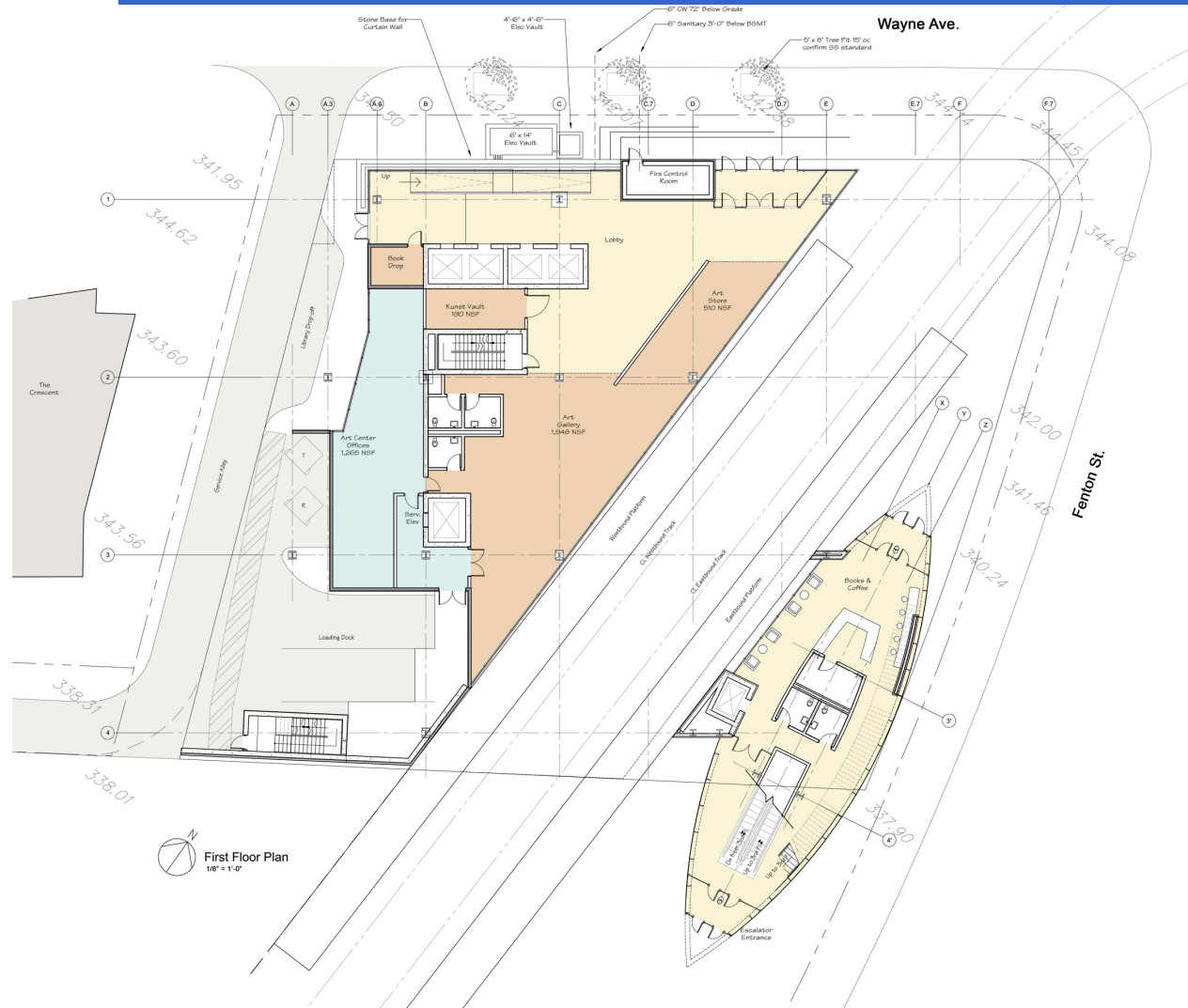
# Site Plan



Schematic Design



# 1st Floor Plan– Lobby, Coffee & Art Gallery



- Wayne Ave Lobby
  - Reserve Book mailboxes
  - Drop Off & Book Drop from Service Drive
- Art Store
- Art Gallery
- Art Offices
- Fenton St. Escalator Lobby
  - Entrance from public park
  - Coffee Bar
- Off street Loading Dock
- Purple Line Station

Schematic Design

# Landscape Concept

- Continuous ground plane treatment
- Public park as extension of Library's escalator entrance
- Off-street loading dock
- ADA accessible entrances at Wayne Ave & drop-off
- ADA accessible entrance to Coffee Bar
- Integrated mass transit facilities:
  - Purple Line Station
  - Bus Stop on Wayne Ave.
  - Bus Stop on Fenton St.



Schematic Design



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## View from Bonifant & Fenton



© The Lukmire Partnership, Inc 2009

Schematic Design





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# Fenton Street Elevation



Schematic Design



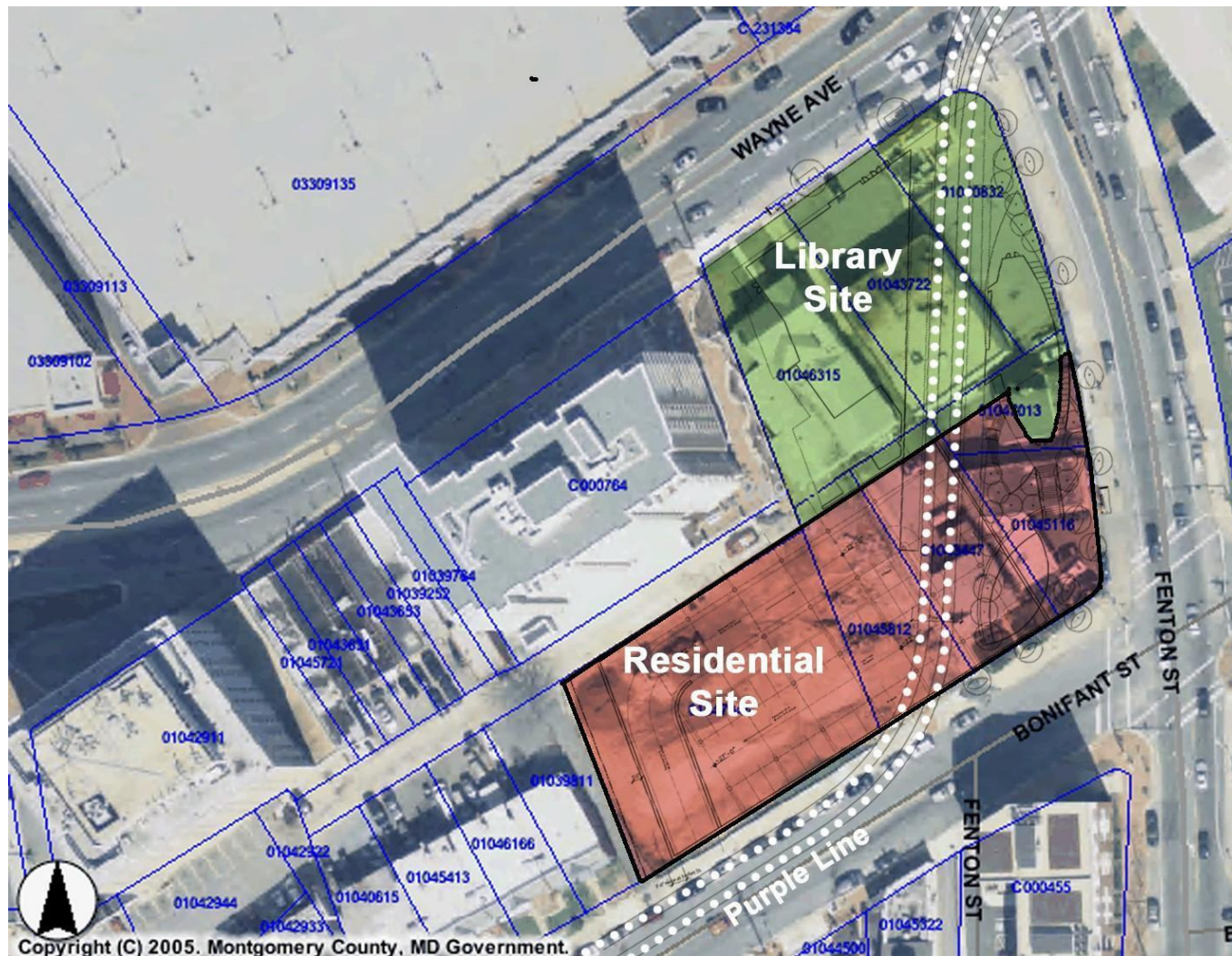
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## Wayne & Fenton with existing context



Schematic Design

# Site Division for FAR



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## Site Area

- |                                 |            |
|---------------------------------|------------|
| •Residential Site Area          | 34,100 sf  |
| •Gross area for FAR calculation | 50,500 sf  |
| • Residential FAR (FAR = 3)     | 151,500 sf |

•Note: areas are approximate and will be recalculated when library footprint is finalized.



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## Library Schedule

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|--|-------------|
| •Utility Relocation package issued for bid | Spring 2010 |
| •Groundbreaking for Utility relocation     | July 2010   |
| •Building CD's complete – issued for bid   | Fall 2010   |
| •Building Construction begins              | Spring 2011 |
| •Building Construction complete            | Winter 2012 |
| •Fit-out and move-in                       | Spring 2013 |
| •Occupancy                                 | Spring 2013 |



# Goals

- Residential Development
  - 30% MPDUs
  - 30% Work Force Housing
  - 40 % Market Rate
- Project must be compatible with the scale and Design of SS Library
- Comply with Zoning and SS Sector Plan
- Meet the Public Use Space requirements under the Optional Method Development Approval Process
- Provide for mixed-use by providing retail on the first floor
- Provide limited on-site parking for the housing
- Reserve required ROW and design and construct the project to accommodate the Purple Line



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## Process and Schedule

- RFQ Release February 1, 2010
- Site Tour/Pre-Submission Meeting (*Optional*) February 19, 2010
- Deadline for Questions February 26, 2010
- **Submissions for Phase I Due March 26, 2010, 2:00 p.m.**
- “Short Listed” Candidates Invited to Submit Phase II April, 2010
- Submissions for Phase II Due Late May, 2010
- Short List Interviews June, 2010





# Evaluation

## For Phase I Evaluation Criteria

- |    |   |           |
|----|---|-----------|
| 1. | Background, Experience and Past Performance   | 60 points |
| 2. | Demonstrated capacity to undertake and complete complex mixed-income and mixed use projects | 20 points |
| 3. | Vision and concept statement  | 20 points |

## For Phase II Evaluation Criteria

- |                     |  |                   |
|---------------------|--|-------------------|
| 1.                  | Quality and depth of the Project Vision                          | 40 points         |
| 2.                  | Financial capacity and expertise to implement the Project Vision | 30 points         |
| 3.                  | Financial contribution to or subsidy needed from the County      | 20 points         |
| 4.                  | Developer commitment   | <u>10 points</u>  |
| <b>Total Points</b> |  | <b>200 points</b> |

